



515 Niagara St., Welland, ON

Professional Office Building For Sale

- ±2,206 SF Turnkey Office Space
- Excellent Owner-occupier or Investment Opportunity

Greg Chew
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Location Highlights

- Situated on Niagara Street, one of Welland's primary commercial corridors
- High daily traffic volumes and strong business exposure
- Surrounded by established retail, service commercial, professional office and residential uses
- Minutes from Downtown Welland and the Welland Recreational Canal
- Convenient access to Highway 406 via Woodlawn Road
- Centrally located within Niagara Region with easy access to St. Catharines, Niagara Falls and Port Colborne
- Close proximity to restaurants, banking, shopping and other amenities



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The Opportunity



- ±2,206 SF professional office building on Welland's busy Niagara Street commercial corridor
- Turnkey office space with extensive renovations completed in 2019
- Functional layout with reception area, multiple private offices and common work areas
- Five private offices across two floors plus additional meeting and support space
- On-site parking for 9 vehicles
- Partially finished basement with storage and additional washroom
- Excellent owner-occupier or investment opportunity

Suitable for professional, medical, administrative, financial, or service-based businesses

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515 Niagara St.



Overview

Civic Address	515 Niagara St., Welland, ON
PIN	640850547
Price	\$850,000
Taxes	\$7,561.79
Land Area	±0.128 Acres
Building Size	±2,206 SF
Main Floor	2 Private Office, Common area and Reception area
Second Floor	3 Private Offices, Common Area and Washroom
Signage	Front Facade Signage
Parking	9 Parking Spaces
Zoning	CC2

- 100-amp single-phase electrical service
- Air conditioning replaced in 2020
- Roof replaced in 2019
- Windows replaced in 2020
- Electric fireplace adds warmth and character to the office environment
- Well-maintained building with modern updates throughout

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Interior Photos



515 Niagara St., Welland, ON



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Interior Photos



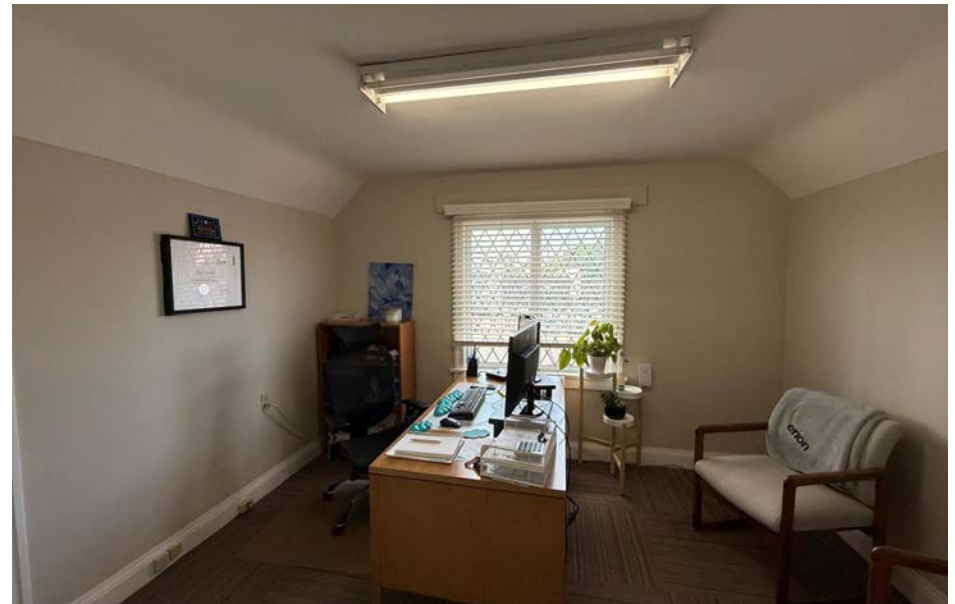
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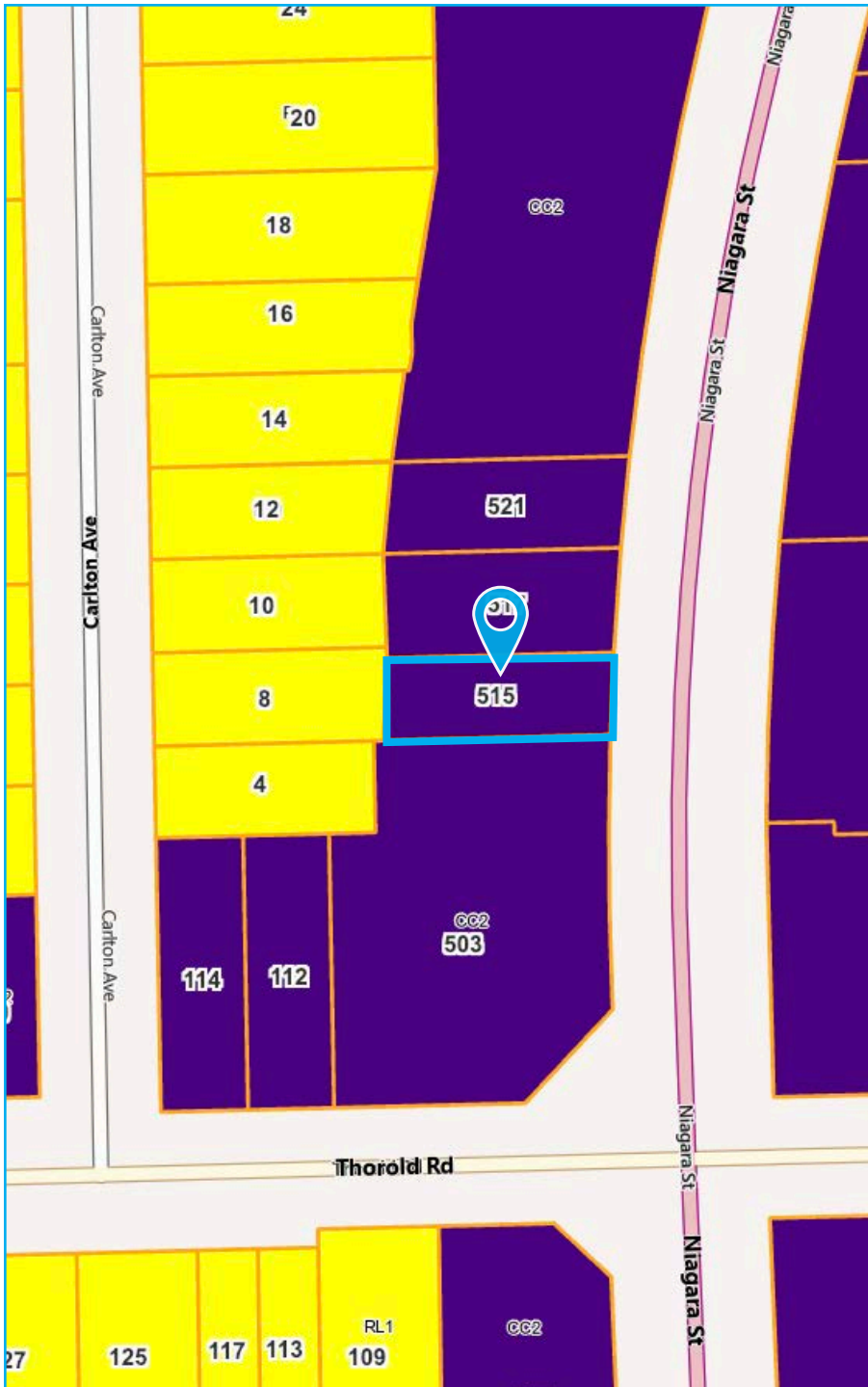


Interior Photos



515 Niagara St., Welland, ON





Zoning - CC2*

Core Mixed Use 1

- Accessory Uses, Buildings and Structures
- Art Gallery
- Short-Term Rental
- Custom Workshop
- Drive-Through Establishment
- Educational Establishment
- Emergency Service
- Financial Establishment
- Food Production Facility
- Funeral Home
- Garden Centre
- Grocery Store
- Health Related Retail Use
- Home and Auto Sales and Supply Establishment
- Home Furnishing Establishment
- Home Improvement Establishment
- Light Equipment/ Machinery Sales, Rental and Service Establishment
- Mini Storage
- Motor Vehicle Sales Dealership
- Motor Vehicle Service Station
- Motor Vehicle Repair Shop
- Motor Vehicle Washing Establishment
- Outdoor Display and Sales Area
- Parking Lot
- Pet Care Establishment
- PetShop
- Place of Entertainment Private Club
- Repair Shop
- Restaurant
- Retail Establishment
- Sample or Showroom
- School Commercial
- Seasonal Outdoor Use
- Service Commercial Establishment
- Veterinary Clinic
- Hotel
- Motel
- Community Centre
- Community Garden
- Day Care Centre
- Library
- Museum
- Place of Worship
- Social Services Establishment
- Medical Office or Clinic
- Office
- Survey, Engineering, Planning or Design Business
- Athletic/Fitness Establishment
- Park
- Recreational Establishment
- Block Townhouse
- Boarding or Lodging House
- Dwelling, Apartments
- Dwelling, Multiple
- Dwelling Units above Permitted Uses
- Group Home





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